

For Sale

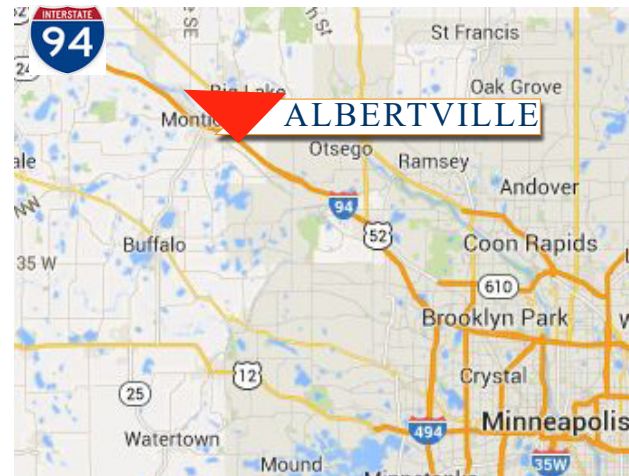
Industrial Development Land

6793 Labeaux Ave NE, Albertville 55301



PROPERTY INFORMATION

- * Sales Price **\$4,000,000.00**
- * Lot is 39.02 Acres
- * Wright County
- * PID 101.500.351100 2024 Taxes \$4,772.00
- * PID 101.500.351101 2024 Taxes \$3,778.00
- * Total 2024 Taxes \$8,550.00
- * Zoning: I-1 Limited Industrial
- * Businesses in Area Include:
Albertville Premium Outlet Mall, Slumberland Furniture,
D Michael B's, Country Inn & Suites, Burger King,
Ashley Home Store and more...

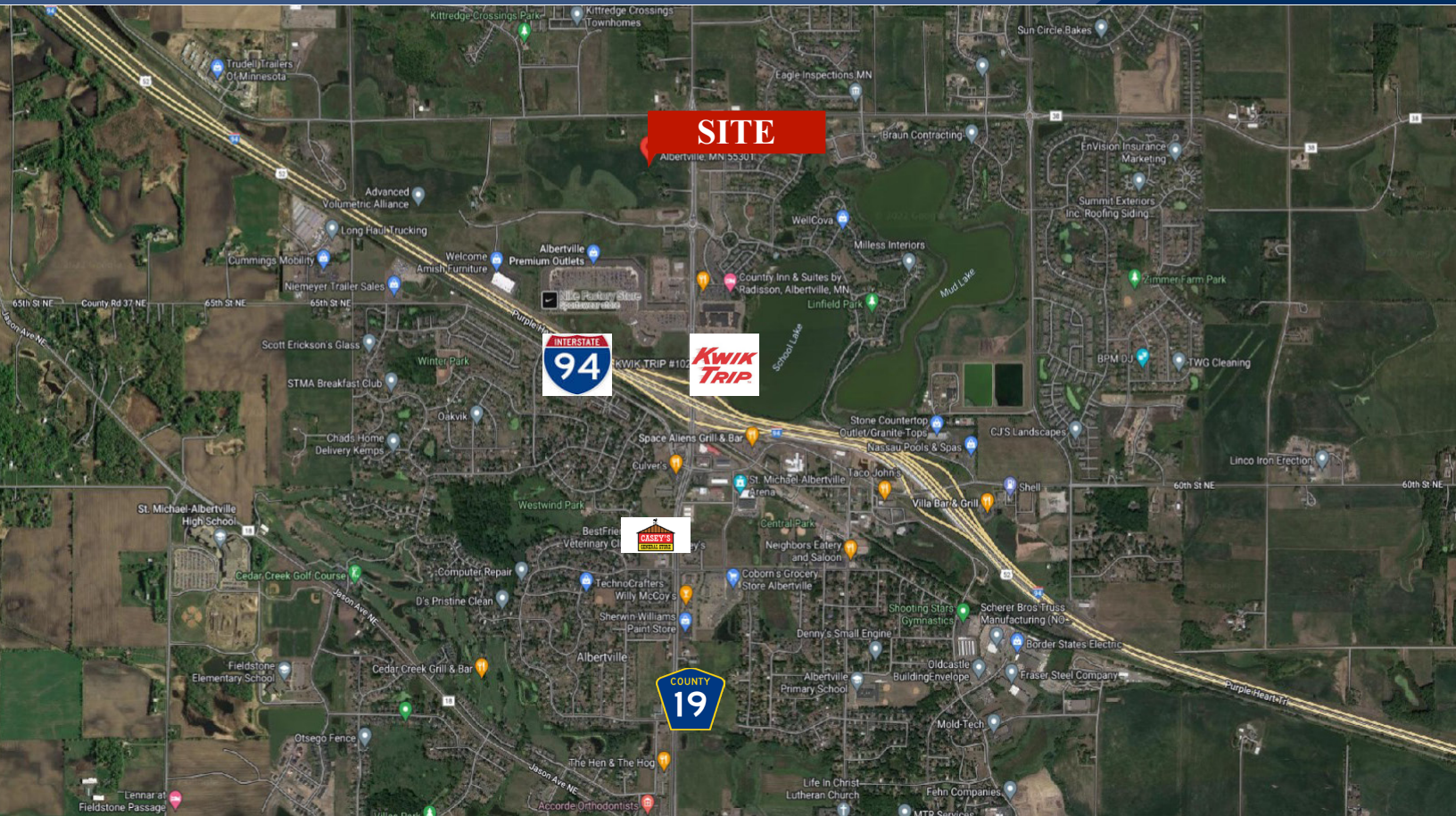


Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Industrial Development Land 6793 Labeaux Ave NE, Albertville 55301



LOCATION INFORMATION

- * Easy Access to I-94
- * Great Corner Location
- * Close to Amenities and Services
- * Close to Albertville Premium Outlet Mall



TRAFFIC COUNTS - 2023

- * Labeaux Ave NE - 16,700 VPD
- * 70th Street - 5,614 VPD

Contact:

WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).